

Holderr

A Modern Estate Agent



33 Haines Drive, Sileby, LE12 7YU

£340,000

This impressive three-bedroom detached home is located within a popular modern development on the edge of this highly sought-after village. The property offers well-presented accommodation comprising an entrance hall, WC, living room, and an open-plan kitchen/dining room. To the first floor are three bedrooms, including a primary bedroom with en-suite facilities, along with a main family bathroom.

Externally, the property benefits from a well-maintained garden, off-road parking, and a garage positioned alongside the house.

Summary

The property is approached via a canopy porch with wall light and an entrance door leading into a welcoming reception hall. This pleasant open space features wood-effect flooring, a uPVC double-glazed window, radiator, stairs rising to the first floor, and access to the downstairs cloakroom/WC, useful understairs storage cupboard, living room, and the open-plan family living dining kitchen. The cloakroom/WC is fitted with a white two-piece suite comprising a low-flush WC and pedestal wash hand basin with chrome mixer tap, complemented by a radiator, uPVC double-glazed opaque window, and continued flooring.

The living room enjoys views over the rear garden and benefits from uPVC double-glazed French patio doors providing direct access outside, along with a radiator. The impressive open-plan family dining living kitchen offers a versatile and sociable space, clearly defined into kitchen, dining, and sitting areas. The kitchen is fitted with a one-and-a-half bowl sink unit with chrome mixer tap and cupboards beneath, a comprehensive range of wall and base units with roll-edge work surfaces and matching upstands, and a selection of integrated appliances including a gas hob with extractor over, fridge freezer, dishwasher, washing machine and oven. A uPVC double-glazed window provides natural light. The dining area includes a radiator, while the sitting area again features uPVC double-glazed French doors opening onto the rear garden, creating a seamless indoor-outdoor connection, along with an additional radiator.

To the first floor, the landing provides access to three well-proportioned double bedrooms, including the principal bedroom with en-suite facilities, a family bathroom, a good-sized storage cupboard, and a loft access hatch. The principal bedroom enjoys rear elevation views over rooftops and open fields via a uPVC double-glazed window, and features a radiator and access to the en-suite shower room. The en-suite is fitted with a double-width shower cubicle with thermostatic shower, wash hand basin, low-flush WC, radiator, and uPVC double-glazed opaque window.

Bedroom two and three are both double rooms with bedroom three having a built in storage cupboard. The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with chrome taps and shower over, shower screen, low-flush WC, pedestal wash hand basin, radiator, and uPVC double-glazed opaque window.

Externally, the property occupies a desirable position on a private driveway. To the side, a driveway provides off-road parking and leads to a garage, completing this attractive and well-maintained home. The rear garden is mainly laid to lawn making a great space to enjoy the summer months in!

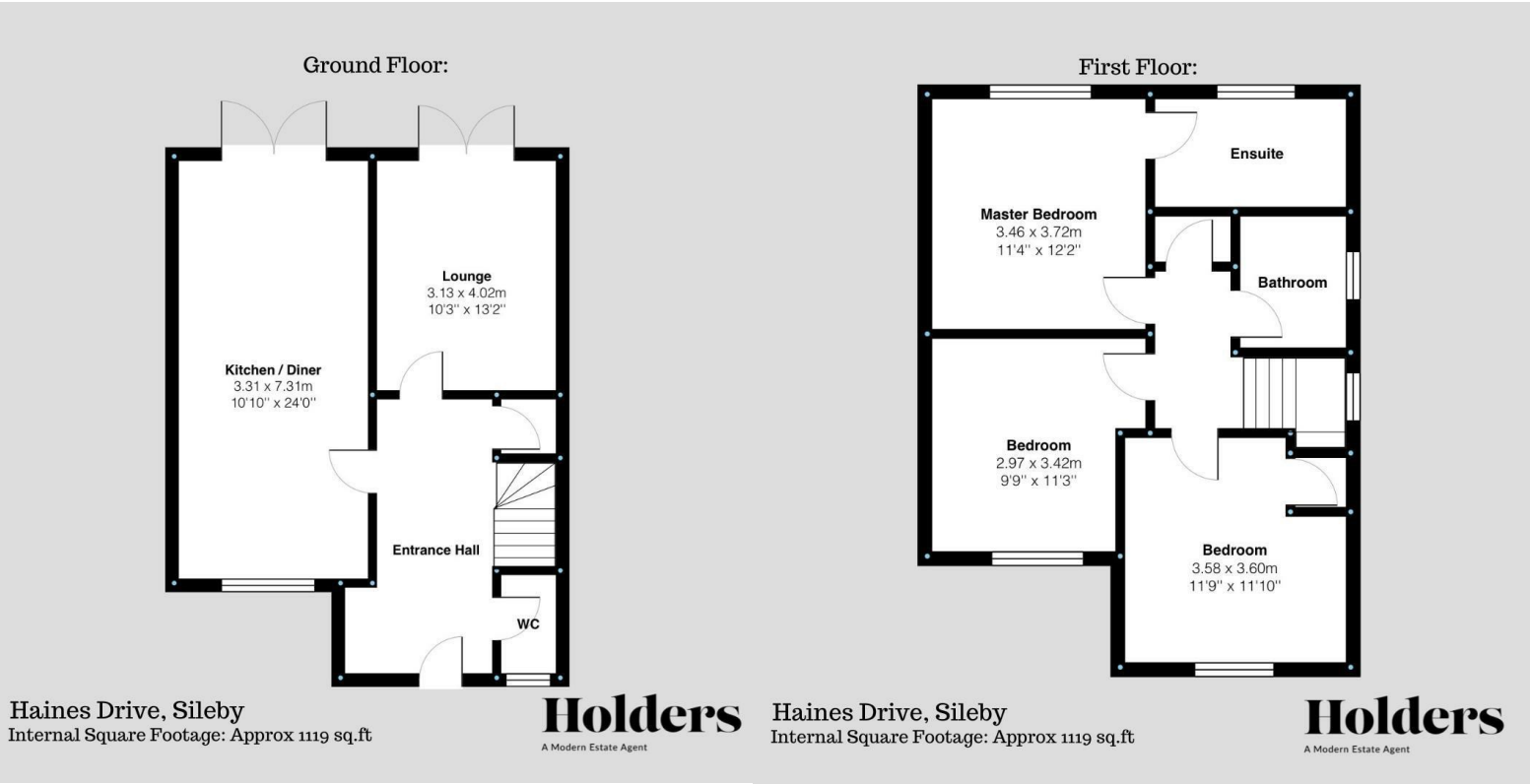
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

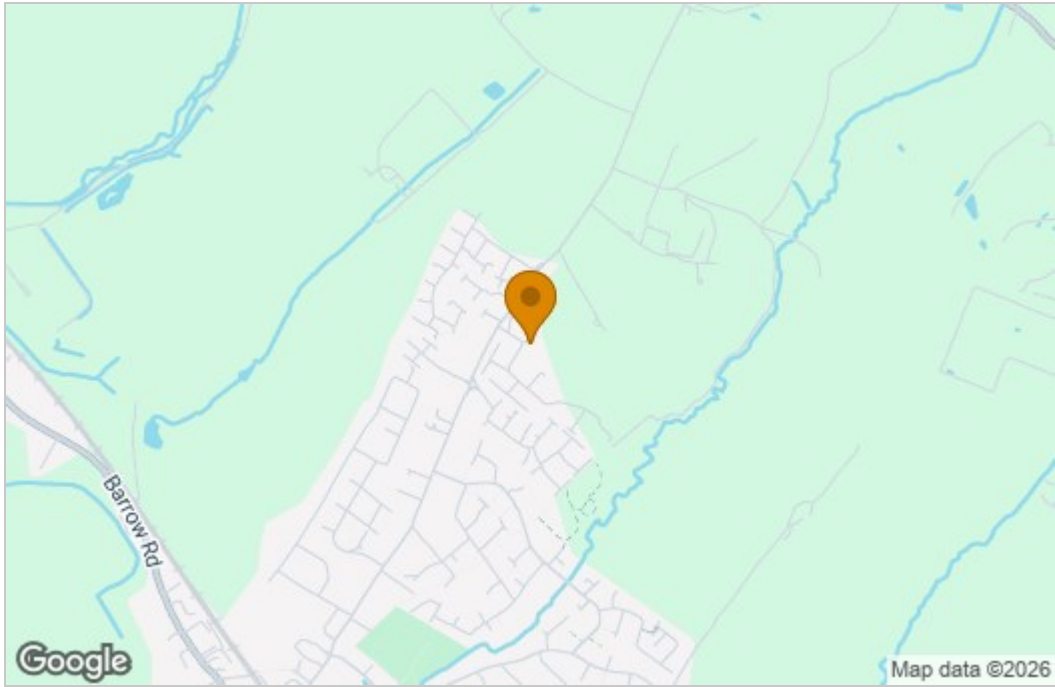
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

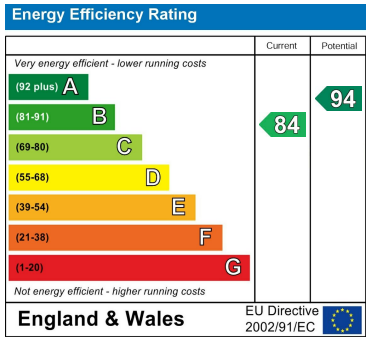
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.